

# \$395,000 - 9803 Leavells Rd, FREDERICKSBURG

MLS® #VASP2034668

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 1.91 Acres

BENEVUE, FREDERICKSBURG, VA

Charming Updated Ranch-Style Home on  
Nearly 2 Acres with Bonus Guest House  
Potential

Welcome to this beautifully updated single-family ranch-style home, nestled on close to 2 acres of serene land with convenient access to major highways and Route 1â€”offering both privacy and excellent connectivity.

This thoughtfully upgraded home boasts modern enhancements completed in 2024, including a brand-new kitchen vent, granite countertops, a stylish new backsplash, and a contemporary kitchen sink. Bedroom closets have been updated throughout for optimal storage and functionality.

Additional features include a water heater installed in 2022, a newly updated well system (2024), a newer roof under 5 years old, and a brand-new washer and dryer set. The backyard was enhanced with fresh pavement in 2023, providing an ideal space for outdoor entertaining or relaxation.

A unique highlight of the property is the small detached structure equipped with its own electrical meterâ€”perfect for conversion into a guest house offering fantastic versatility and added value.

This move-in ready home combines modern



upgrades with ample outdoor space, making it an exceptional opportunity for families, investors, or anyone seeking a peaceful retreat with future potential.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VASP2034668 |
| Price          | \$395,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 1.91        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 9803 Leavells Rd |
| Subdivision | BENEVUE          |
| City        | FREDERICKSBURG   |
| County      | SPOTSYLVANIA-VA  |
| State       | VA               |
| Zip Code    | 22407            |

Interior

|              |             |
|--------------|-------------|
| Heating      | Central     |
| Cooling      | Central A/C |
| # of Stories | 1           |
| Stories      | 1 Story     |

Exterior

|            |                    |
|------------|--------------------|
| Exterior   | Vinyl Siding       |
| Foundation | Concrete Perimeter |

School Information

District SPOTSYLVANIA COUNTY F

Additional Information

Date Listed July 18th, 2025  
Days on Market 98  
Zoning RU

Listing Details

Listing Office First Decision Realty LLC



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